

**PARAMOUNT CITY COUNCIL  
MINUTES OF A REGULAR MEETING  
JULY 6, 2021**

City of Paramount, 16400 Colorado Avenue, Paramount, CA 90723

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**CALL TO ORDER:** The regular meeting of the Paramount City Council was called to order by Mayor Brenda Olmos at 6:00 p.m. at City Hall, Council Chambers, 16400 Colorado Avenue, Paramount, California.

**PLEDGE OF ALLEGIANCE:** Melissa Muñoz, Paramount High School Class of 2021 Salutatorian, led the pledge of allegiance.

**INVOCATION:** Pastor Larry Jameson, Lifegate Foursquare Church delivered the invocation.

**ROLL CALL OF COUNCILMEMBERS:** Present: Councilmember Isabel Aguayo  
Councilmember Laurie Guillen  
Councilmember Peggy Lemons  
Vice Mayor Vilma Cuellar Stallings  
Mayor Brenda Olmos

**STAFF PRESENT:** John Moreno, City Manager  
John E. Cavanaugh, City Attorney  
Andrew Vialpando, Assistant City Manager  
John Carver, Planning Director  
Adriana Figueroa, Public Works Director  
David Johnson, Community Services Director  
Karina Liu, Finance Director  
Adriana Lopez, Public Safety Director  
Clyde Alexander, Assistant Finance Director  
Rebecca Bojorquez, Management Analyst  
Chris Callard, Public Information Officer  
Steve Coumparoules, Management Analyst  
Danny Elizarraras, Management Analyst  
Yecenia Guillen, Asst. Com. Serv. & Rec. Director  
Margarita Gutierrez, Finance Supervisor  
Sarah Ho, Assistant Public Works Director  
John King, Assistant Planning Director  
Heidi Luce, City Clerk  
Anthony Martinez, Management Analyst II  
Daniel Martinez, Information Technology Analyst I  
Margarita Matson, Assistant Public Safety Director  
Viridiana Reyes, Information Technology Analyst  
Elida Zaragoza, Information Technology Specialist

### **PRESENTATIONS**

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1. PRESENTATION  
Mayor's Award of Excellence  
CF: 39.7  
Mayor Olmos, on behalf of the City Council, presented the Mayor's Award of Excellence to Paramount Pride Scholarship Foundation. Tony Velasquez and Lourdes Aguayo were present to accept the award.
2. PROCLAMATION  
Park and Recreation Month  
CF: 39.12  
Mayor Olmos, on behalf of the City Council, proclaimed July as Park and Recreation Month. Parks and Recreation Commission Chair Alicia Anderson was present to accept the proclamation.
3. CERTIFICATES OF RECOGNITION  
COVID-19 Vaccine Community Partners  
CF: 39.7  
The Mayor, on behalf of the City Council, presented certificates of recognition to the following community partners that provided COVID-19 vaccination services to the community: The Federal Emergency Management Agency and the California Office of Emergency Services; Paramount Family Pharmacy; Los Angeles County and Supervisor Janice Hahn; Clinica Medica Hispana; Center for Family Health & Education; and Coast Plaza Hospital. Representatives from the various community partner organizations were present to accept the certificates.

### **CITY COUNCIL PUBLIC COMMENT UPDATES**

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CF 10.4                      There were none.

### **PUBLIC COMMENTS**

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CF 10.3                      The following individuals addressed the City Council and provided public comments in person: Abigail Torres; Denise Jacobo; and Abelardo Jacobo. The following individual provided public comments via teleconference: Alejandro Yanez. Additionally, the following individuals provide written public comments via e-mail: Dr. Linda Timmons and April Villanueva.

### **CONSENT CALENDAR**

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It was moved by Councilmember Lemons and seconded by Vice Mayor Cuellar Stallings to approve Consent Calendar Items 4\*, 5, 6 and 7 as shown below. The motion passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Lemons; Vice Mayor Cuellar Stallings;  
and Mayor Olmos

NOES: None

ABSENT: None

ABSTAIN: None

4. APPROVAL OF  
MINUTES  
June 8 and June 22,  
2020

Approved

*\*Councilmember Guillen Abstained*

5. APPROVAL  
Register of Demands  
CF 47.2

Approved

6. ORDINANCE NO. 1152  
(Adoption)  
Approving Zoning  
Ordinance Text  
Amendment No. 22,  
Establishing Regulations  
for Single-room  
Occupancy (SRO)  
Developments in the R-  
M (Multiple Family  
Residential) Zone to  
Implement a Housing  
Element Program and  
Comply with Federal Fair  
Housing Law  
CF: 109 ZOTA 22

Approved

7. RESOLUTION NO. Adopted  
21:022  
Approving a Request to  
Extend the Conditional  
One-Year Provision of  
Development Agreement  
No. 20-1 with Dwayne  
DeRose/DeRose Co,  
LLC dba DeRose  
Displays for an  
Additional Eighteen (18)  
Months for the  
Construction of a  
Freeway-Oriented Digital  
Billboard  
CF: 43.1120

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**NEW BUSINESS**

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8. PUBLIC HEARING  
Assessment of Charges  
for Delinquent Refuse  
Collection  
CF: 25.3
- Public Works Director Figueroa gave the report.
- Mayor Olmos opened the public hearing and asked if there was anyone in the audience wishing to testify. There being no one in the audience wishing to testify, it was moved by Councilmember Lemons and seconded by Vice Mayor Cuellar Stallings to close the public hearing. The motion was passed by the following roll call vote:
- AYES: Councilmembers Aguayo, Guillen,  
Lemons; Vice Mayor Cuellar Stallings;  
and Mayor Olmos
- NOES: None
- ABSENT: None
- ABSTAIN: None
- In response to a question from Councilmember Guillen, Mr. Bill Kalpakoff from Cal Met Services stated that because trash service continued without interruption and the amount of waste collected increased during the COVID-19 pandemic, Cal Met was not able to provide any COVID-19 related exemptions for payment of refuse bills.

It was moved by Councilmember Lemons and seconded by Councilmember Aguayo to authorize the City Manager to submit the Calendar Year 2020 delinquent refuse collection charge list to the Los Angeles County Auditor/Controller. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Lemons; Vice Mayor Cuellar Stallings;  
and Mayor Olmos  
NOES: None  
ABSENT: None  
ABSTAIN: None

9. AWARD OF  
CONTRACT  
Housing Rehabilitation  
Construction Services at  
15157 Castana Avenue  
CF: 69.13

Planning Director Carver gave the report and presented a PowerPoint presentation.

It was moved by Vice Mayor Cuellar Stallings and seconded by Councilmember Lemons to award the contract for construction services to VV&G Construction in the total amount of \$49,415 from Federal HOME funds for construction services for housing rehabilitation at 15157 Castana Avenue. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Lemons; Vice Mayor Cuellar Stallings;  
and Mayor Olmos  
NOES: None  
ABSENT: None  
ABSTAIN: None

10. RESOLUTION NO.  
21:023  
Approving an Operating  
Covenant Agreement  
with Lyons Building, LLC  
at 14488-14538 Garfield  
Avenue.  
CF: 43.1139, 109 ZOTA  
8

Planning Director Carver gave the report and presented a PowerPoint presentation.

In response to a question from Mayor Olmos, City Attorney Cavanaugh clarified that the covenant is like a master Conditional Use Permit that encompasses the entire property rather than individual uses; but would expedite the process yet still give the Planning Department the flexibility to review additional uses that may not comply.

Pat West representing Lyons and Lyons Building, LLC addressed the City Council in support of this item as well as the next item.

It was moved by Councilmember Lemons and seconded by Councilmember Aguayo to read by title only and adopt Resolution No. 21:023, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING AN OPERATING COVENANT AGREEMENT WITH LYONS BUILDING, LLC AT 14488-14538 GARFIELD AVENUE, PARAMOUNT, CALIFORNIA" The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Lemons; Vice Mayor Cuellar Stallings;  
and Mayor Olmos

NOES: None

ABSENT: None

ABSTAIN: None

11. RESOLUTION NO.  
21:024  
Approving an Operating  
Covenant Agreement  
with Somerset Business  
Partners, L.P. at 7611  
Somerset Boulevard  
CF: 43.1140, 109 ZOTA  
8

Planning Director Carver gave the report and presented a PowerPoint presentation.

It was moved by Vice Mayor Cuellar Stallings and seconded by Councilmember Lemons to read by title only and adopt Resolution No. 21:024, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT APPROVING AN OPERATING COVENANT AGREEMENT WITH SOMERSET BUSINESS PARTNERS, L.P. AT 7611 SOMERSET BOULEVARD, PARAMOUNT, CALIFORNIA." The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Lemons; Vice Mayor Cuellar Stallings;  
and Mayor Olmos

NOES: None

ABSENT: None

ABSTAIN: None

12. ORAL REPORT  
Water Rate Study  
CF: 113.4

Consultant Doug Dove, Bartle Wells Associates presented a PowerPoint presentation providing the findings of a comprehensive water rate study undertaken to address the Water Enterprise Fund's structural deficit and long-term capital needs. He stated that they are recommending a phased in rate increase over a 5-year period. He also reviewed the

process and timeline as required by Proposition 218 for consideration of the proposed rate increase to be effective in January 2022

Discussion ensued concerning proposed rate increase and the steps involved in the Proposition 218 process. Mr. Dove explained what is allowed and not allowed under Proposition 218.

Discussion ensued concerning the City's current IBank loans and City Manager Moreno explained that payments to those loans are paid from the water enterprise fund.

Further discussion ensued concerning the community outreach plan for communicating the proposed rate increase to the rate payers.

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**ENVIRONMENTAL      SUSTAINABILITY      NEW  
BUSINESS**

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13.    APPROVAL  
      2021 Climate Action  
      Plan  
      CF: 84.6

Public Works Director Figueroa reviewed the sustainability initiatives the City currently has in place and provided background on the process for development of the City's Climate Action Plan.

Consultant Jeff Caton, ESA Project Manager, presented a PowerPoint presentation providing a detailed review of the Climate Action Plan.

Discussion ensued concerning the process for updating the Climate Action Plan. Public Works Director Figueroa explained that the Climate Action Plan is a living document designed to be updated as factors change.

It was moved by Councilmember Lemons and seconded by Vice Mayor Cuellar Stallings to approve the 2021 Paramount Climate Action Plan. The motion was passed by the following roll call vote:

AYES: Councilmembers Aguayo, Guillen,  
Lemons; Vice Mayor Cuellar Stallings;  
and Mayor Olmos  
NOES: None  
ABSENT: None  
ABSTAIN: None

## **COMMENTS/COMMITTEE REPORTS**

### **Councilmembers**

Councilmember Aguayo thanked those that participated in the last Friday Night Market and said she is looking forward to the next one.

Councilmember Guillen agreed that the Friday Night Market was great and said she is looking forward to Thursday's concert.

Vice Mayor Cuellar Stallings thanked all those that participated in the Pitch in Paramount event.

Councilmember Lemons noted that the Ad Hoc Committee on Homelessness met and is continuing discussions on ways to assist the City's homeless population, including partnering with the City of Bellflower.

Mayor Olmos inquired about the Park Concierge Service program. In response, Director Johnson explained that the program provides weekend staffing at Paramount Park and Progress Park to assist residents who are using the park.

Mayor Olmos commented that the City Council received a complaint from a resident regarding one of the City's appointed commissioners and asked the City Attorney how it should be addressed. Following brief discussion concerning the City's Code of Conduct and with concurrence of the City Council, the City Attorney was directed to investigate the complaint.



**Staff**

City Manager Moreno reported that the AQMD will resume air monitoring in the City on July 15, 2020 and continue through September 16, on an interim basis while the City is getting its air monitoring program up and running.

Lt. Omar Camacho provided an overview of the City's fireworks suppression efforts during this year's 4<sup>th</sup> of July holiday period.

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At 8:26 p.m. Mayor Olmos recessed the City Council meeting to convene the meetings of the Successor Agency for the Paramount Redevelopment Agency.

Mayor Olmos called the City Council meeting back to order at 8:27 p.m.

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**CLOSED SESSION**

At 8:28 p.m. the City Council recessed into closed session to discuss the matters listed below.

CONFERENCE WITH LABOR NEGOTIATORS  
Government Code Section 54957.6  
City Representatives: Andrew Vialpando, Irma Rodriguez Moisa  
Employee Organization: Teamsters

At 9:26 p.m. Mayor Olmos called the meeting back to order in open session.

City Attorney Cavanaugh reported that the City Council discussed the matter listed above in closed session and there was no reportable action taken.

**ADJOURNMENT**

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There being no further business to come before the City Council, Mayor Olmos adjourned the meeting at 9:27 p.m. to a meeting on July 20, 2021 at 5:00 p.m.

*/s/ Brenda Olmos*

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Brenda Olmos, Mayor

ATTEST:

*/s/ Heidi Luce*

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Heidi Luce, City Clerk

APPROVED: August 3, 2021